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Sent: 19/09/2025 2:36:04 PM
To: DA Submission Mailbox
Subject: Online Submission

19/09/2025

MR Dylan Smyth
14 - 14 Castle Circuit ST
SEAFORTH NSW 2092
[REDACTED]

RE: PEX2025/0001 - 13 Wilga Street INGLESIDE NSW 2101

Re: Proposed Rezoning of Wilga Street, Wilson Avenue and Portion of Powderworks Road to R3 Medium Density, and Development of 536 Dwellings including Two Six-Storey Apartment Blocks

To Whom It May Concern,

I object to this application on the following grounds:

1. Fire Safety and Evacuation

The fire evacuation plan only considers the safety of new residents, ignoring the impact on existing residents further along Dendrobium, Caladenia, Mirbelia and surrounding streets, who would be placed in genuine danger.

Those who lived through the early 1990s bushfires will recall that evacuation was a serious issue, with homes lost and water pressure completely failing for property protection.

It is insufficient to say that new dwellings will be fire-resistant while disregarding the increased risk to surrounding residents.

2. Infrastructure Capacity - Water and Sewerage

Angus Gordon OAM, former General Manager of Pittwater Council and an engineer, previously identified that the Warriewood Water Treatment site cannot cope with additional systems upstream. This concern has not been adequately addressed.

3. Traffic and Road Safety

The proposal will add 1,000+ additional cars to Powderworks Road, an already overburdened single-lane arterial road.

There is barely a mention of impacts on Mona Vale Road and no assessment of access to Garden Street/Pittwater Road.

No mass development should be considered until the Mona Vale Road upgrade is fully completed and traffic impacts studied.

With only two possible exits to Powderworks Road, congestion will be unavoidable.

The proposed roundabout at Wilga/Powderworks will result in significant delays for the entire community.

Without improvements to Wakehurst Parkway, 500-1,000 new cars will further exacerbate access problems-particularly during heavy rain when the Parkway is frequently closed. This is becoming more frequent each year.

4. Built Form and Neighbourhood Character

The placement of two six-storey apartment blocks in the centre of the site will not "hide them" from view-they will tower above surrounding suburbia and destroy the existing character of Elanora Heights.

The proposed R3 medium density housing and small-block designs are entirely incompatible with the existing low-density environment of Elanora Heights and the Northern Beaches more broadly.

Suspending the 800m² subdivision rule for this precinct, while all other local residents must comply, is unfair and inconsistent.

5. Social and Community Impacts

The proposal leans on State Government directives around "affordable and diverse housing" but fails to consider the unique local context and neighbourhood character.

Claims of proximity to local amenities are misleading. Elanora Heights Public School is already near capacity, and the influx of an estimated 200-300+ additional primary-aged children cannot be supported without a new school.

Conclusion

This development represents overdevelopment, threatens community safety, places undue strain on infrastructure, and will irreversibly damage the character of Elanora Heights.

I urge Council to reject this rezoning and development application and instead pursue housing strategies that are consistent with the area's infrastructure, environment, and community needs.